

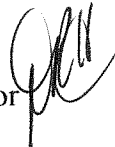



# City of Loma Linda Official Report

Robert Ziprick, Chairman  
Stan Brauer, Vice Chairman  
Floyd Petersen, Board Member  
Robert Christman, Board Member  
Karen Gaio, Board Member

CRA AGENDA: April 13, 2004

TO: Agency Board Members

VIA: Dennis R. Halloway, Executive Director 

FROM: Pamela Byrnes-O'Camb, Secretary/Housing Coordinator 

SUBJECT: Request to Exceed Program Limits Relating to Rehabilitation of a Mobile Home at 24414 University Avenue

## **RECOMMENDATION**

It is recommended that the Agency Board authorize an additional amount of up to \$4,650 to accomplish the necessary repairs.

## **BACKGROUND**

The Agency Board has approved 10 programs related to its affordable housing obligations, one of which provides a \$2,000 grant to income-qualified owner-occupants of mobile homes. Initially, the program provided a \$5,000 loan-to-grant to owner-occupants of standard construction houses as well as mobile homes. The amount of the mobile home grant was reduced to \$2,000 because security for the mobile home loan-to-grant program could not include land.

The program is not meant to fix it all; however, it is meant to assist in providing a safe, healthy, and sanitary environment for qualified applicants. Only state licensed contractors are utilized; however, the owner-occupant may do some of the work, upon approval of the building inspector. The building inspector inspects each dwelling and provides a list of items to be addressed, reviews all bids, and inspects all work prior to payment being made.

## **ANALYSIS**

A situation has arisen where repairs required by the building inspector exceeds the Agency's program limits. The annual income of the family of six is less than \$20,000 per year. Rehabilitation items include: replacing the roof, water damaged ceilings and portions of the sub floor; installing GFI outlets and heater exhaust vents; and replacing a bathroom wall. The coach is otherwise in sound condition and is very well maintained. The sub floor, wall, and ceiling damage are the result of the deteriorated roof, and those repairs combined with the roof are the most costly.

## **FINANCIAL IMPACT**